Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 George Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,520,000 Property Type House Suburb Bentleigh East

Period - From 21/04/2025 to 20/04/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Austin St BENTLEIGH 3204	$2,125,000	05/03/2026
2	35 Neville St CARNEGIE 3163	$2,181,000	15/11/2025
3	67 Marlborough St BENTLEIGH EAST 3165	$2,198,000	12/11/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/04/2026 16:43

25 George Street, Bentleigh East Vic 3165

JellisCraig



5 3 6

Property Type: House

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
21/04/2025 - 20/04/2026: $1,520,000

Comparable Properties



6 Austin St BENTLEIGH 3204 (REI/VG)

4 2 3

Price: $2,125,000
Method: Auction Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



35 Neville St CARNEGIE 3163 (REI/VG)

4 2 3

Price: $2,181,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

67 Marlborough St BENTLEIGH EAST 3165 (VG)

4 - -

Price: $2,198,000
Method: Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 623 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

REIV THE DIFFERENCE

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